

Presentation for

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# Reforming Parking Policies to Support Smart Growth

prepared for

**Metropolitan Transportation Commission Planning Committee**



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# Smart Growth and TOD Planning Principles



- Integrating land use planning with transit opportunities.
- Higher densities through zoning (e.g. increased FAR) which promote transit use.
- Accommodating and promoting pedestrian and cyclist activity (walkability).
- Foster livability by creating vibrant communities and preserving open space.
- Improve mobility and enhance alternatives to auto.
- Design communities so people have a choice in how they live and travel.



# Parking Management Principles

## *The Demand Reduction Cycle*



# Parking Management Principles



- **Parking is just one component of transportation access – use it to support community goals.**
- **Parking Management is a resource allocation tool**
- **Balance Use of the Transportation Network**
- **Pricing Parking is the Most Effective Tool**
- **Excessive Parking is an inefficient use of land**

# General Smart Growth Parking Practices



- **Increase Parking Facility Efficiency**
  - Shared Use Parking
  - Improve Parking Enforcement
  - In-lieu Fees
  - New Technologies
  - Unbundle Parking
- **Reduce Parking Demand**
  - Encourage Transit Alternatives
  - TSM and TDM
  - Parking Pricing and Variable Pricing Plans
  - Provide Financial Incentives
  - Improve Pedestrian and Cyclist Conditions
- **Support Strategies**
  - Improve User Information through Way-finding Systems
  - Coordinate Parking Facilities to Address Spillover Problems
  - Encourage Coordination Parking Stakeholders
  - Implement Mobility Management

# Case Studies



City	Citywide Information				
	Total Population	Number of Households	Average Household Size	BART Station?	Transit Providers
<b>Berkeley</b>	102,743	44,955	2.16	Yes	AC Transit, BART
<b>Hercules</b>	19,497	6,428	3.03	No	WestCAT
<b>Menlo Park</b>	30,785	12,387	2.14	No	Caltrain, SamTrans, VTA
<b>Morgan Hill</b>	33,556	10,846	3.05	No	Caltrain, VTA
<b>San Francisco</b>	776,733	329,700	2.3	Yes	BART, Caltrain, MUNI
<b>San Rafael</b>	56,063	22,371	2.42	No	GGBTD, MCTD
<b>Union City</b>	66,869	18,642	3.57	Yes	AC Transit, BART, UC Transit
<b>Vallejo</b>	116,760	39,601	2.9	No	BayLink Ferry, Benicia Transit, Vallejo Transit, Vine Transit

# Berkeley



- **Goals**
  - Support General Plan parking goals
  - Create a parking management plan
  - Examine on- and off-street pricing effects
  - Refine downtown parking codes
- **Study Area**
  - Downtown adjacent to UC Berkeley Campus
- **Work Scope Objectives**
  - Develop a variable pricing plan
  - Encourage coordination between public and private parking facilities
  - Improve signage and refine way-finding system
  - Tailor policies to projects specific parking demands





# Hercules



## o Goals

- Investigate policies and investments for town center and transit hub
- Manage mobility and circulation
- Administer and fund appropriate parking
- Develop Smart Growth parking guidelines for Sycamore Downtown

## o Study Areas

- Waterfront TOD
- Sycamore Downtown



## o Work Scope Objectives

- Create a program for developing Parking Benefit Districts
- Develop pricing plans for parking facilities
- Develop model regulation and requirements for joint public/private developments



# Menlo Park



## o Goals

- **Downtown parking management plan**
  - Shared use parking
  - Parking benefit district
  - Appropriate Downtown parking requirements



## o Study Area

- **Downtown Core Area**
- **Adjacent to Caltrain Station**

## o Work Scope Objectives

- Assess existing time limits
- Develop parking pricing strategies
- Create In-lieu fees for new parking facilities
- Develop guides for TDM programs
- Evaluate appropriate Minimum/Maximum requirements
- Determine appropriate demand for parking structure development

# Morgan Hill



## o Goals

- Revise parking management plans
- Refine parking codes
- Develop Pedestrian/Bike supportive Policies
- Reassess 2005 Parking Management Plan



## o Downtown Study Area

- Downtown Core Area
- Adjacent to Caltrain Depot



## o Work Scope Objectives

- Develop strategies to encourage connection between Downtown and Caltrain Depot
- Create a program for developing Parking Benefit Districts
- Create In-lieu fees options for downtown area

# San Francisco



## o Goals

- Evaluate parking in a redevelopment area
- Develop a parking model for other areas in the City
- Understand parking trends within a new transit corridor
- Assess residents' parking concerns in adjacent areas

## o Study Area

- Mission Bay North
- Mission Bay UCSF Campus

## o Work Scope Objectives

- Develop pricing plans for proposed parking facilities
- Perform additional TDM measures
- Develop program for transit subsidies



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# San Rafael



## o Goals

- Determine effects of unbundling on commercial development
- Optimize use of land for parking
- Evaluate new parking policies for the City Council
- Identify costs for the appropriate use of parking structures (maximize parking and minimizing costs)



## o Study Areas

- Downtown
- North Gate Mall

## o Work Scope Objectives

- Create parking policies linked to transit hubs
- Review existing parking minimums and potential for reduction



# Union City



## o Goals

- Analyze in-lieu fee benefits
- Assess feasibility of unbundling requirements for future developments.
- Examine shared use parking policy options for PGE site.

## o Study Area

- Surrounds BART Station
- Proposed for future mixed-use development



## o Work Scope Objectives

- Develop in-lieu fee strategy for future development
- Evaluate feasibility and merit of unbundling
- Develop shared parking policy options for proposed city parking lot



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# Vallejo



## o Goals

- Develop parking management plan
- Determine effects of developing on surface lots
- Examine potential for a shared use parking structure
- Parking management plan which can be phased

## o Study Area

- Downtown
- Central Waterfront

## o Work Scope Objectives

- Create parking allotments for users in management plan



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# Next Steps



- o **June/July** – Data collection field work for each of the case studies; summary of work.
- o **August** – Cruising for parking at the case study locations and the estimated impact on air quality.
- o **September/November** – Documenting case studies profiles and smart growth/TOD parking strategies for each of the case studies .